BK 2072 PG 115
DEED 1997012589

RECEIVED
SEP 26 2 57 PM '97
RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

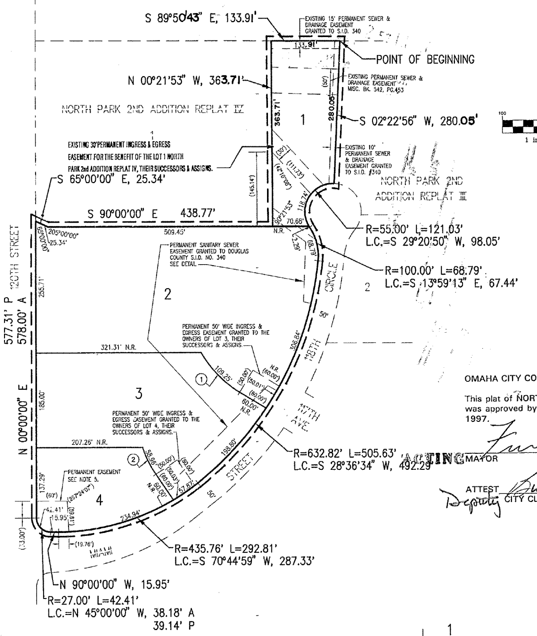
MC-27545
MC-27553
12589 ✓
FEE 33 FB ____
BKP ____ C/O ____ COMP ____
DEL ____ SCAN ____ FV ____

K-4239-0452-18-mc plat 1006.
K-4239-0160-18-mc

NORTH PARK 2ND ADDITION REPLAT 5

LOTS 1,2,3, & 4

BEING A REPLAT OF ALL OF LOT 8, NORTH PARK 2ND ADDITION; AND ALSO A REPLAT OF ALL OF LOT 2, NORTH PARK 2ND ADDITION REPLAT IV, SUBDIVISIONS LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

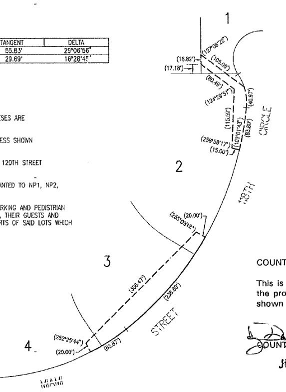


LOT LINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	215.00'	109.25'	55.83'	29°06'56"
2	205.00'	58.9?	29.69'	16°28'45"

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
4. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO 120TH STREET FROM LOTS 2,3 & 4.
5. A PERMANENT SIGN AND LANDSCAPING EASEMENT GRANTED TO NP1, NP2, NP3, NP4, NP5 AND NP6, LIMITED PARTNERSHIPS.
6. A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF ALL LOTS, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS, EXCEPT THOSE PARTS OF SAID LOTS WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.



SANITARY SEWER EASEMENT DETAIL

OMAHA CITY COUNCIL ACCEPTANCE

This plat of NORTH PARK 2ND ADDITION REPLAT 5 (Lots numbered as shown) was approved by the City Council of Omaha on this 24 day of June 1997.

[signature] ACTING MAYOR

ATTEST [signature] Deputy CITY CLERK

[signature] PRESIDENT OF COUNCIL

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

[signature] COUNTY TREASURER Sept 25, 1997 DATE

JULIE M. HANEY

DEDICATION

Know all men by these presents that we, NP Land Limited Partnership, owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as NORTH PARK 2ND ADDITION REPLAT 5 (Lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant the easements, all as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hands this 24 day of MAR, 1997.

NP LAND LIMITED PARTNERSHIP

[signature]
By: KV International, Inc., General Partner
George W. Venteicher, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 24th day of March, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared George W. Venteicher, president of KV International, Inc., General Partner of NP Land Limited Partnership, who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as general partner of said Limited Partnership.

WITNESS my hand and Notarial Seal the day and year last above written.

[signature] Notary Public

Seal

FRANK H. KULIG EXP. OCT. 21, 2000

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of NORTH PARK 2ND ADDITION REPLAT 5 (Lots numbered as shown) as to the Design Standards this 23 day of May 1997.

[signature] CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

[signature] CITY ENGINEER 9-25-97 Date

SURVEYOR'S CERTICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments and stakes have been placed at all corners of all lots, streets, angle points and ends of all curves in North Park 2nd Addition Replat 5 (lots numbered as shown) being a replat of all of Lot 8, North Park 2nd Addition; and also a replat of all of Lot 2, North Park 2nd Addition Replat IV, subdivisions located in the SW 1/4 of Section 8, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2, North Park 2nd Addition Replat IV; thence S02°22'56"W (assumed bearing) along the East line of said Lot 2, North Park 2nd Addition Replat IV, a distance of 280.05 feet to a point on the Northerly right-of-way line of 118th Circle; thence along the Westerly right-of-way line of said 118th Circle and also along the Northerly right-of-way line of Miami Street, said line also being the Easterly line of said Lot 2, North Park 2nd Addition Replat IV, and the Southerly line of said Lot 8, North Park 2nd Addition, on the following described courses; thence Southerly on a curve to the left with a radius of 55.00 feet, a distance of 121.03 feet, said curve having a long chord which bears S29°20'50"W, a distance of 98.05 feet; thence Southerly on a curve to the right with a radius of 100.00 feet, a distance of 68.79 feet, said curve having a long chord which bears S13°59'13"E, a distance of 67.44 feet; thence Southwesterly on a curve to the right with a radius of 632.82 feet, a distance of 505.64 feet, said curve having a long chord which bears S28°36'34"W, a distance of 492.29 feet; thence Southwesterly on a curve to the right with a radius of 435.76 feet, a distance of 292.81 feet, said curve having a long chord which bears S70°44'59"W, a distance of 287.33 feet; thence N90°00'00"W, a distance of 15.95 feet to the point of intersection of said Northerly right-of-way line of Miami Street and the East right-of-way line of 120th Street; thence along said East right-of-way line of 120th Street, said line also being the West line of said Lot 8, North Park 2nd Addition, on the following described courses; thence Northwesterly on a curve to the right with a radius of 27.00 feet, a distance of 42.41 feet, said curve having a long chord which bears N45°00'00"W, a distance of 38.18 feet; thence N00°00'00"E, a distance of 578.00 feet to the Southwest corner of Lot 1, said North Park 2nd Addition Replat IV; thence along the South line of said Lot 1, North Park 2nd Addition Replat IV, on the following described courses; thence S65°00'00"E, a distance of 25.34 feet; thence S90°00'00"E, a distance of 438.77 feet to the Southeast corner of said Lot 1, North Park 2nd Addition Replat IV; thence N00°21'53"W along the East line of said Lot 1, North Park 2nd Addition Replat IV, a distance of 363.71 feet to the Northeast corner of said Lot 1, North Park 2nd Addition Replat IV; thence S89°50'43"E along the North line of said Lot 2, North Park 2nd Addition Replat IV, a distance of 133.91 feet to the point of beginning.

Said tract of land contains an area of 6.961 acres, more or less.

[signature] March 26, 1997
Robert Clark, LS-419 Date

REGISTERED LAND SURVEYOR LS-419 ROBERT CLARK NEBRASKA

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the NORTH PARK 2ND ADDITION REPLAT 5 (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 25th day of March 1997.

[signature]
DOUGLAS COUNTY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of NORTH PARK 2ND ADDITION REPLAT 5 (Lots numbered as shown) was approved by the City Planning Board on this 2nd day of April 1997.

[signature]
CHAIRMAN OF CITY PLANNING BOARD

E&A CONSULTING GROUP
12001 "Q" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

NORTH PARK 2ND ADDITION REPLAT 5
OMAHA, NEBRASKA

FINAL PLAT

PROJECT NO. 94096.4	DATE 3-3-97
SCALE 1"=100'	DESIGNED BY RLS
SHEET 1 of 1	DRAWN BY TRH
	CHECKED BY HRH